

October 5, 2021

Jessica Berzac, President
UPholdings California, LLC
6083 N Figarden Dr #656
Fresno CA 93722

RE: Crossroads Village - Capital Financing Letter of Commitment
3737 N. Blackstone, Fresno CA 93726
APN 435-02-09 & 12

Dear Mrs. Berzac,

The County of Fresno ("the County") commits to providing capital one-time funds (\$2,350,000), without the expectation for interest or principal repayment to be used for the construction of the Crossroads Village project to Sponsor UPholdings California, LLC (Sponsor), or designated assignee. The development, which will be built at 3737 North Blackstone Avenue in Fresno.

This development will serve households who will benefit from the project's on-site wraparound services for a period of not less than 20 years. This project addresses the County's service-enriched permanent housing need.

These one-time funds are contingent upon Crossroads Village receipt of full capital and operating funding including but not limited to tax-exempt bond and low-income housing tax credit financing. If applicable, County will work with the ownership at Crossroads Village to structure these one-time funds to facilitate and be compatible with the anticipated financing that utilizes Low Income Housing Tax Credits. Final commitment and release of funds will be based upon review and approval of the final project capital development budget, operating projections, and project financing documentation. The potential funding sources include \$2,000,000 from the American Rescue Plan and \$350,000 from an existing capitalized operating fund set aside for housing. All funds will be available at construction close and can be used as either capital funding or as capitalized operating reserve for operational expenses.

The County understands that these funds are vital to the financial feasibility of the project and the delivery of 141 new rental units in Fresno. The Department is pleased to partner with UPholdings, RH Community Builders and Housing on Merit on this construction project and other project stakeholders as they bring critical housing to our community. Please feel free to contact Sonia M. De La Rosa at SDeLaRosa@fresnocountyca.gov or (559) 600-1222 with any questions.

Sincerely,

Jean M. Rousseau
County Administrative Officer
Fresno County Administrative Office